



## Sweet Briar Close, Rochdale, OL12 6NX

### £375,000

Beautifully Presented 3/4 Bedroom Detached Home with Garage, Driveway & Generous Garden

Welcome to this versatile and spacious 3/4-bedroom detached property, ideally situated in a desirable residential location. Perfectly suited for growing families or those seeking flexible living space, this well-maintained home offers a blend of contemporary comfort and practical design.

Upon entering the property, you are welcomed into a bright and airy hallway leading to a modern fitted kitchen and a generously sized lounge – perfect for relaxing or entertaining. A versatile room on the ground floor can serve as a fourth bedroom, home office, or second reception room, offering excellent flexibility to suit your lifestyle.

Upstairs, the property boasts three well-proportioned bedrooms. Two of the bedrooms benefit from their own stylish en-suite bathrooms, with the principal bedroom also featuring a spacious walk-in wardrobe. A sleek and modern family bathroom completes the upper level.

Externally, the property features a private driveway providing off-road parking and access to an attached garage. To the rear, a well-maintained garden offers the perfect outdoor space for children to play or for enjoying al fresco dining in the warmer months.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Detached Property
- Ample Living Space
- Driveway and Garage
- EPC Rating - C
- Three/Four Bedrooms
- Modern Fixtures and Fittings
- Tenure - Leasehold
- Two Bathrooms
- Garden to Rear
- Council Tax Band - D

## Ground Floor

### Lounge / Dining Room

22'11" x 11'9" (7m x 3.6m )

### Kitchen

17'4" x 12'5" (5.3m x 3.8m )

### Ground Floor Bedroom Four / Office

11'1" x 9'2" (3.4m x 2.8m )

## First Floor

### Bedroom One

14'9" x 11'9" (4.5m x 3.6m )

### En-Suite

7'2" x 5'2" (2.2m x 1.6m )

### Walk-in Wardrobe

5'2" x 3'7" (1.6m x 1.1m )

### Bedroom Two

10'5" x 8'10" (3.2m x 2.7m )

### Bedroom Three

11'9" x 10'9" (3.6m x 3.3m )

### En-Suite

6'6" x 3'3" (2m x 1m )

### Family Bathroom

8'6" x 5'2" (2.6m x 1.6m )

## External

### Garage

21'11" x 11'9" (6.7m x 3.6m)



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